

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Berkshire County Board of REALTORS®

**- 19.0%**

**+ 10.9%**

**- 27.9%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	161	140	- 13.0%	909	795	- 12.5%
Closed Sales	140	119	- 15.0%	820	739	- 9.9%
Median Sales Price*	\$301,200	<b>\$342,000</b>	+ 13.5%	\$300,000	<b>\$325,000</b>	+ 8.3%
Inventory of Homes for Sale	433	317	- 26.8%	--	--	--
Months Supply of Inventory	2.8	2.5	- 11.0%	--	--	--
Cumulative Days on Market Until Sale	75	90	+ 19.2%	110	99	- 9.8%
Percent of Original List Price Received*	101.4%	<b>102.3%</b>	+ 0.9%	97.8%	<b>98.6%</b>	+ 0.7%
New Listings	217	171	- 21.2%	1,153	1,002	- 13.1%

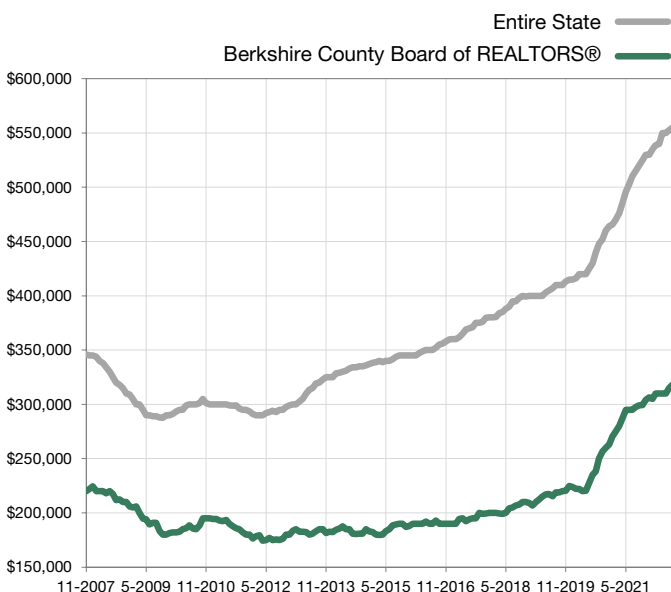
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	20	19	- 5.0%	134	94	- 29.9%
Closed Sales	21	7	- 66.7%	108	90	- 16.7%
Median Sales Price*	\$188,700	<b>\$415,000</b>	+ 119.9%	\$265,000	<b>\$297,000</b>	+ 12.1%
Inventory of Homes for Sale	48	28	- 41.7%	--	--	--
Months Supply of Inventory	2.6	1.8	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	86	167	+ 95.4%	135	110	- 18.6%
Percent of Original List Price Received*	96.9%	<b>98.7%</b>	+ 1.9%	96.1%	<b>97.4%</b>	+ 1.4%
New Listings	26	23	- 11.5%	123	115	- 6.5%

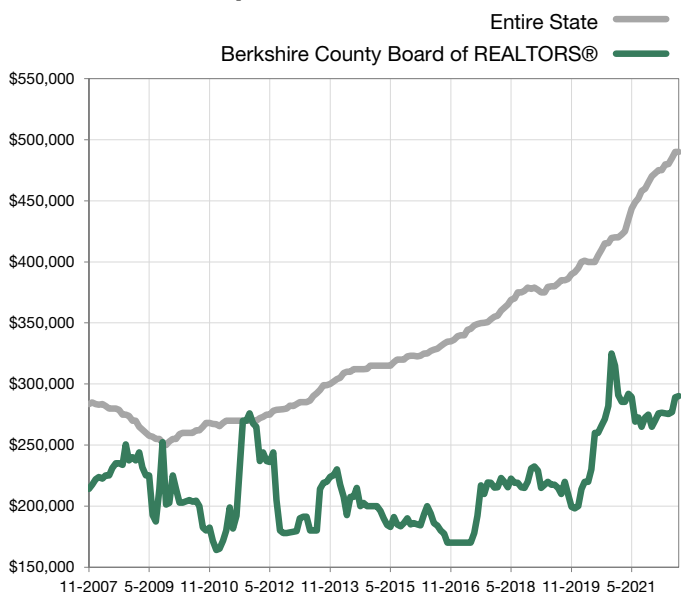
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Cape Cod & Islands Association of REALTORS®, Inc.

**- 9.2%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 10.5%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 13.0%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	475	449	- 5.5%	3,215	2,695	- 16.2%
Closed Sales	476	389	- 18.3%	3,007	2,493	- 17.1%
Median Sales Price*	\$575,000	<b>\$660,000</b>	+ 14.8%	\$585,000	<b>\$668,500</b>	+ 14.3%
Inventory of Homes for Sale	867	808	- 6.8%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 10.6%	51	34	- 33.9%
Percent of Original List Price Received*	103.1%	101.4%	- 1.6%	101.4%	102.0%	+ 0.6%
New Listings	614	525	- 14.5%	3,692	3,413	- 7.6%

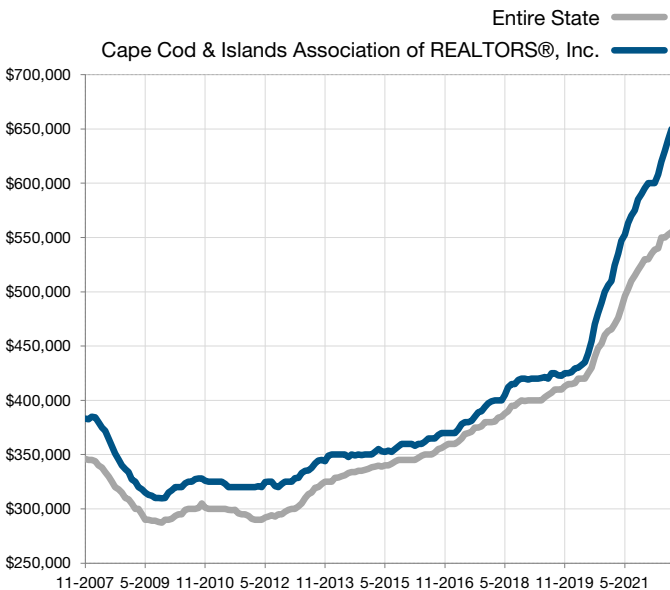
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	120	93	- 22.5%	876	687	- 21.6%
Closed Sales	115	83	- 27.8%	793	677	- 14.6%
Median Sales Price*	\$365,000	<b>\$480,000</b>	+ 31.5%	\$354,900	<b>\$420,000</b>	+ 18.3%
Inventory of Homes for Sale	230	161	- 30.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 9.8%	--	--	--
Cumulative Days on Market Until Sale	62	30	- 50.8%	67	38	- 43.0%
Percent of Original List Price Received*	100.3%	101.7%	+ 1.4%	99.9%	102.1%	+ 2.2%
New Listings	163	118	- 27.6%	902	780	- 13.5%

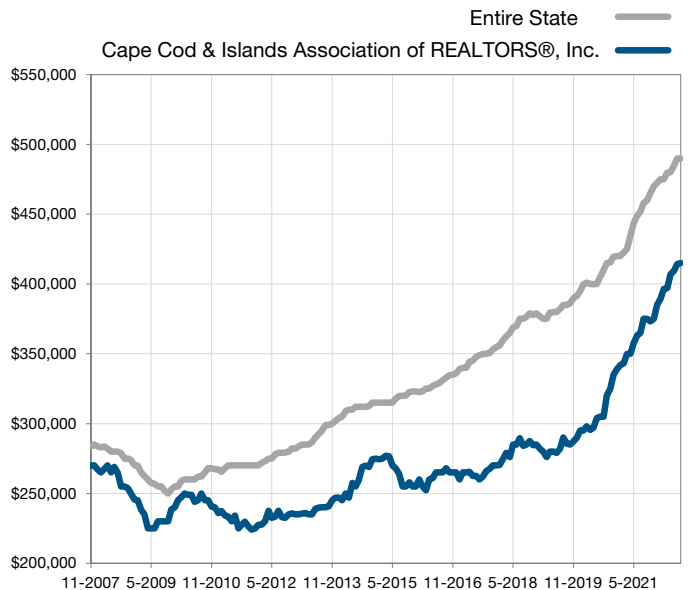
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Boston Association of REALTORS®

GREATER BOSTON  
ASSOCIATION  
OF REALTORS®

### Single-Family Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,135	<b>1,019</b>	- 10.2%	9,044	<b>8,066</b>	- 10.8%
Closed Sales	1,695	<b>1,365</b>	- 19.5%	8,100	<b>7,172</b>	- 11.5%
Median Sales Price*	\$788,000	<b>\$845,000</b>	+ 7.2%	\$751,000	<b>\$830,000</b>	+ 10.5%
Inventory of Homes for Sale	1,502	<b>1,432</b>	- 4.7%	--	--	--
Months Supply of Inventory	1.2	<b>1.3</b>	+ 8.3%	--	--	--
Cumulative Days on Market Until Sale	21	<b>21</b>	0.0%	28	<b>23</b>	- 17.9%
Percent of Original List Price Received*	105.6%	<b>105.2%</b>	- 0.4%	104.4%	<b>106.3%</b>	+ 1.8%
New Listings	1,442	<b>1,297</b>	- 10.1%	10,486	<b>9,885</b>	- 5.7%

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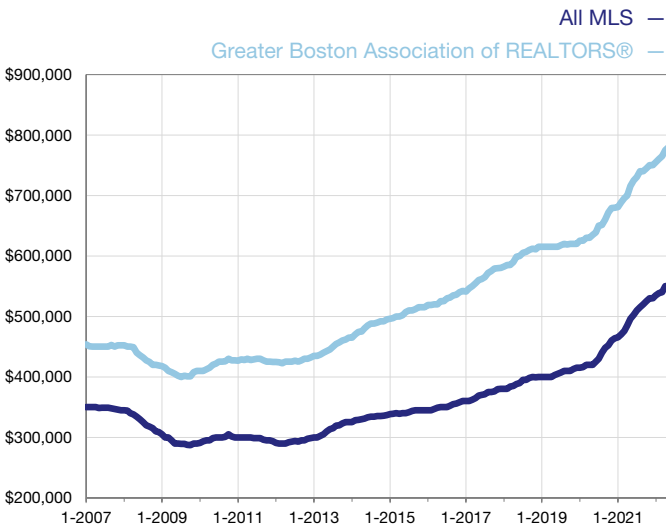
### Condominium Properties

Key Metrics	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1,001	<b>821</b>	- 18.0%	8,966	<b>7,453</b>	- 16.9%
Closed Sales	1,451	<b>1,079</b>	- 25.6%	8,293	<b>6,878</b>	- 17.1%
Median Sales Price*	\$636,000	<b>\$680,000</b>	+ 6.9%	\$625,000	<b>\$680,000</b>	+ 8.8%
Inventory of Homes for Sale	2,405	<b>1,839</b>	- 23.5%	--	--	--
Months Supply of Inventory	2.1	<b>1.8</b>	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	33	<b>29</b>	- 12.1%	46	<b>38</b>	- 17.4%
Percent of Original List Price Received*	101.0%	<b>101.6%</b>	+ 0.6%	100.0%	<b>101.8%</b>	+ 1.8%
New Listings	1,363	<b>1,134</b>	- 16.8%	11,191	<b>10,000</b>	- 10.6%

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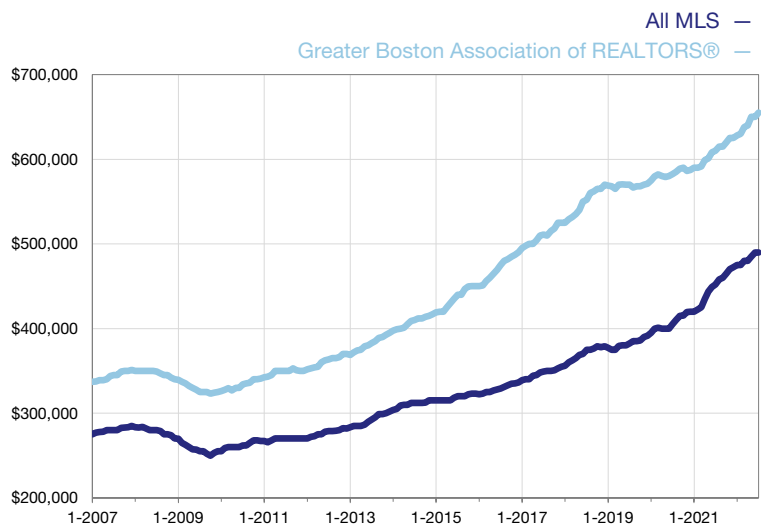
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 5.6%**

**+ 4.7%**

**- 23.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	55	<b>58</b>	+ 5.5%	398	<b>369</b>	- 7.3%
Closed Sales	67	<b>75</b>	+ 11.9%	361	<b>307</b>	- 15.0%
Median Sales Price*	\$650,000	<b>\$799,000</b>	+ 22.9%	\$660,000	<b>\$719,900</b>	+ 9.1%
Inventory of Homes for Sale	87	<b>72</b>	- 17.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.4</b>	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	25	<b>20</b>	- 21.5%	32	<b>28</b>	- 13.7%
Percent of Original List Price Received*	103.7%	<b>103.6%</b>	- 0.0%	103.4%	<b>105.2%</b>	+ 1.7%
New Listings	71	<b>61</b>	- 14.1%	475	<b>460</b>	- 3.2%

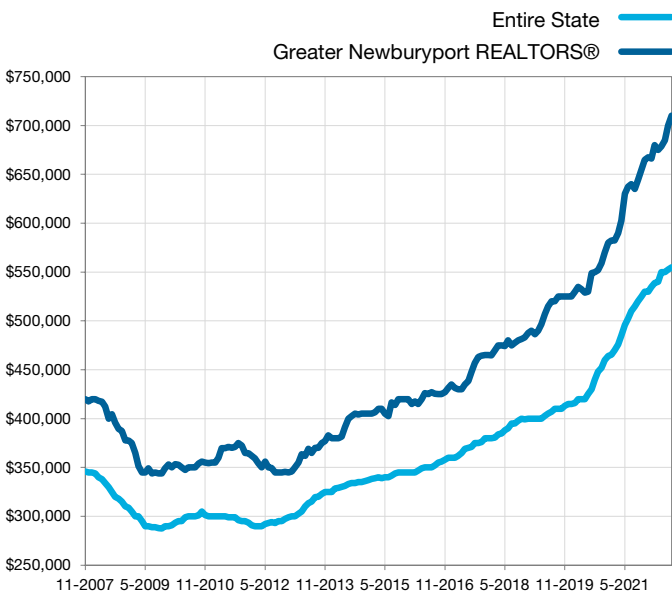
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	43	<b>29</b>	- 32.6%	303	<b>210</b>	- 30.7%
Closed Sales	44	<b>27</b>	- 38.6%	259	<b>215</b>	- 17.0%
Median Sales Price*	\$410,000	<b>\$605,000</b>	+ 47.6%	\$429,900	<b>\$500,000</b>	+ 16.3%
Inventory of Homes for Sale	46	<b>43</b>	- 6.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.3</b>	+ 19.6%	--	--	--
Cumulative Days on Market Until Sale	29	<b>28</b>	- 2.8%	36	<b>32</b>	- 11.0%
Percent of Original List Price Received*	104.4%	<b>102.1%</b>	- 2.2%	102.2%	<b>103.3%</b>	+ 1.1%
New Listings	53	<b>38</b>	- 28.3%	339	<b>255</b>	- 24.8%

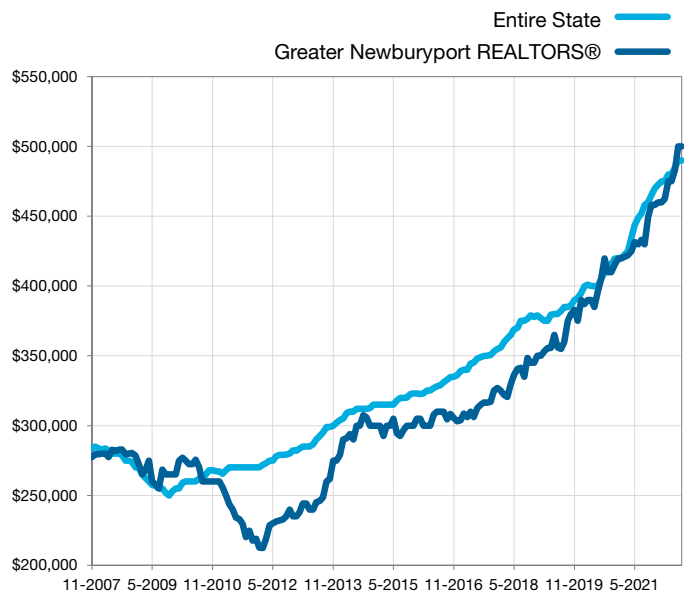
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Central Massachusetts Association of REALTORS®

**- 18.8%**

**+ 11.4%**

**- 11.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	239	<b>254</b>	+ 6.3%	1,676	<b>1,498</b>	- 10.6%
Closed Sales	281	<b>255</b>	- 9.3%	1,546	<b>1,341</b>	- 13.3%
Median Sales Price*	\$401,000	<b>\$445,000</b>	+ 11.0%	\$370,000	<b>\$405,000</b>	+ 9.5%
Inventory of Homes for Sale	333	<b>323</b>	- 3.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	27	<b>28</b>	+ 2.6%	32	<b>28</b>	- 12.5%
Percent of Original List Price Received*	104.8%	<b>103.5%</b>	- 1.2%	104.1%	<b>104.0%</b>	- 0.2%
New Listings	310	<b>301</b>	- 2.9%	1,901	<b>1,827</b>	- 3.9%

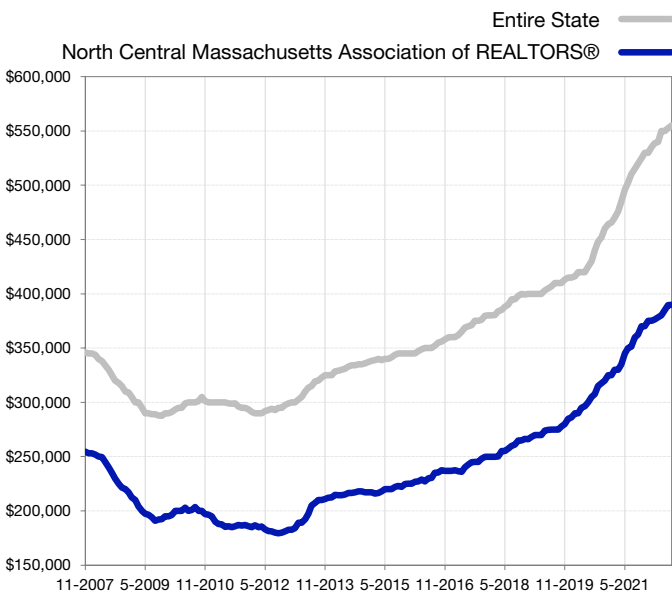
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	37	<b>47</b>	+ 27.0%	277	<b>246</b>	- 11.2%
Closed Sales	49	<b>31</b>	- 36.7%	251	<b>219</b>	- 12.7%
Median Sales Price*	\$270,000	<b>\$270,000</b>	0.0%	\$250,000	<b>\$275,000</b>	+ 10.0%
Inventory of Homes for Sale	57	<b>34</b>	- 40.4%	--	--	--
Months Supply of Inventory	1.4	<b>0.9</b>	- 34.3%	--	--	--
Cumulative Days on Market Until Sale	23	<b>16</b>	- 28.6%	29	<b>20</b>	- 31.0%
Percent of Original List Price Received*	103.0%	<b>105.1%</b>	+ 2.0%	103.2%	<b>104.3%</b>	+ 1.1%
New Listings	50	<b>45</b>	- 10.0%	320	<b>274</b>	- 14.4%

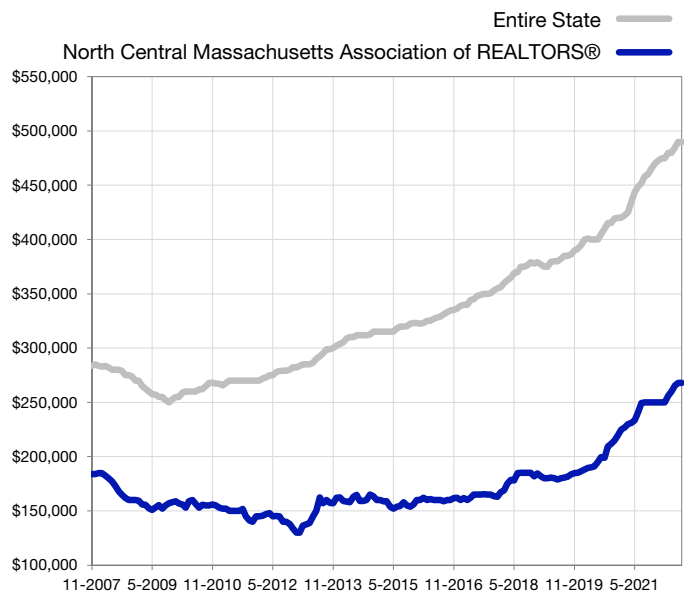
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## North Shore REALTORS®

**- 3.5%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 5.5%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**+ 5.9%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	321	<b>308</b>	- 4.0%	2,271	<b>1,981</b>	- 12.8%
Closed Sales	384	<b>310</b>	- 19.3%	2,013	<b>1,772</b>	- 12.0%
Median Sales Price*	\$615,000	<b>\$672,500</b>	+ 9.3%	\$599,000	<b>\$625,000</b>	+ 4.3%
Inventory of Homes for Sale	377	<b>370</b>	- 1.9%	--	--	--
Months Supply of Inventory	1.1	<b>1.2</b>	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	22	<b>20</b>	- 9.2%	28	<b>23</b>	- 16.9%
Percent of Original List Price Received*	106.5%	<b>104.0%</b>	- 2.4%	105.3%	<b>105.8%</b>	+ 0.5%
New Listings	428	<b>386</b>	- 9.8%	2,591	<b>2,432</b>	- 6.1%

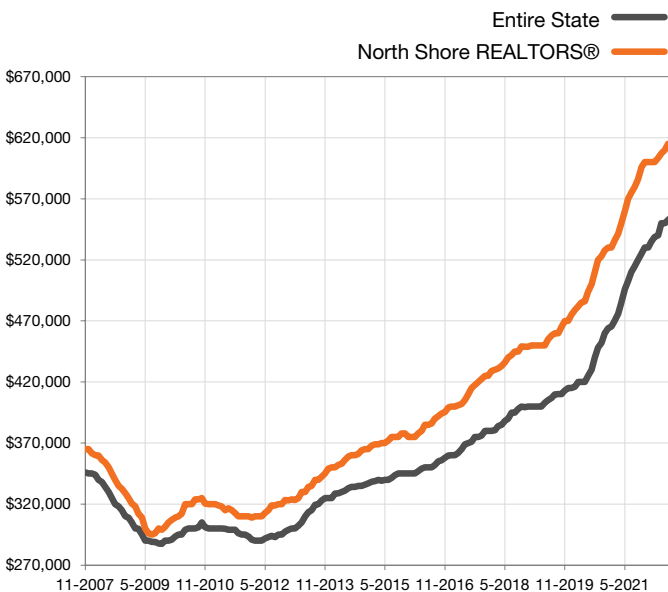
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	152	<b>132</b>	- 13.2%	1,119	<b>978</b>	- 12.6%
Closed Sales	174	<b>142</b>	- 18.4%	1,029	<b>936</b>	- 9.0%
Median Sales Price*	\$390,500	<b>\$433,000</b>	+ 10.9%	\$385,000	<b>\$420,000</b>	+ 9.1%
Inventory of Homes for Sale	205	<b>133</b>	- 35.1%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 27.2%	--	--	--
Cumulative Days on Market Until Sale	27	<b>23</b>	- 14.9%	33	<b>30</b>	- 10.2%
Percent of Original List Price Received*	102.8%	<b>103.9%</b>	+ 1.1%	102.1%	<b>104.0%</b>	+ 1.9%
New Listings	202	<b>161</b>	- 20.3%	1,281	<b>1,105</b>	- 13.7%

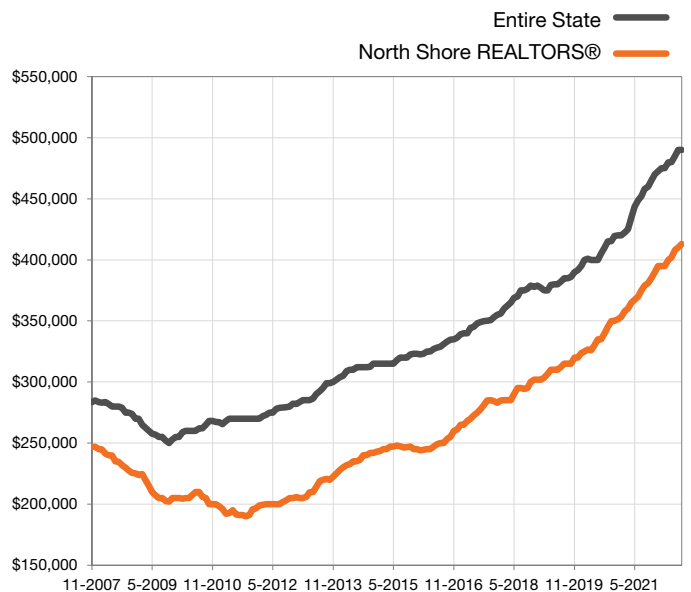
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Northeast Association of REALTORS®

**+ 0.8%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 11.8%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 7.1%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	351	<b>308</b>	- 12.3%	2,301	<b>2,102</b>	- 8.6%
Closed Sales	413	<b>339</b>	- 17.9%	2,025	<b>1,898</b>	- 6.3%
Median Sales Price*	\$586,000	<b>\$630,000</b>	+ 7.5%	\$555,000	<b>\$620,000</b>	+ 11.7%
Inventory of Homes for Sale	326	<b>312</b>	- 4.3%	--	--	--
Months Supply of Inventory	1.0	<b>1.0</b>	+ 2.9%	--	--	--
Cumulative Days on Market Until Sale	19	<b>19</b>	+ 0.0%	24	<b>22</b>	- 10.2%
Percent of Original List Price Received*	106.3%	<b>105.1%</b>	- 1.1%	105.8%	<b>106.4%</b>	+ 0.5%
New Listings	451	<b>342</b>	- 24.2%	2,617	<b>2,473</b>	- 5.5%

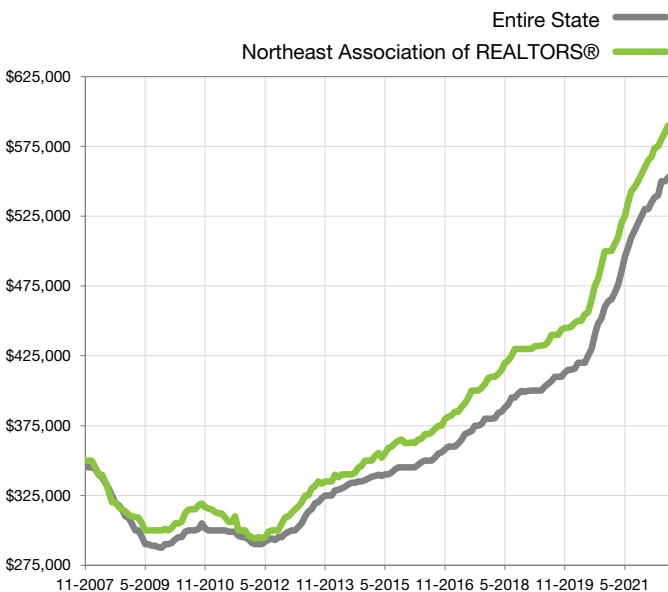
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	141	<b>124</b>	- 12.1%	965	<b>833</b>	- 13.7%
Closed Sales	169	<b>96</b>	- 43.2%	913	<b>769</b>	- 15.8%
Median Sales Price*	\$320,000	<b>\$409,500</b>	+ 28.0%	\$305,000	<b>\$370,000</b>	+ 21.3%
Inventory of Homes for Sale	165	<b>93</b>	- 43.6%	--	--	--
Months Supply of Inventory	1.2	<b>0.7</b>	- 38.3%	--	--	--
Cumulative Days on Market Until Sale	23	<b>18</b>	- 20.5%	26	<b>23</b>	- 13.3%
Percent of Original List Price Received*	104.9%	<b>104.8%</b>	- 0.0%	103.3%	<b>105.2%</b>	+ 1.8%
New Listings	166	<b>138</b>	- 16.9%	1,104	<b>927</b>	- 16.0%

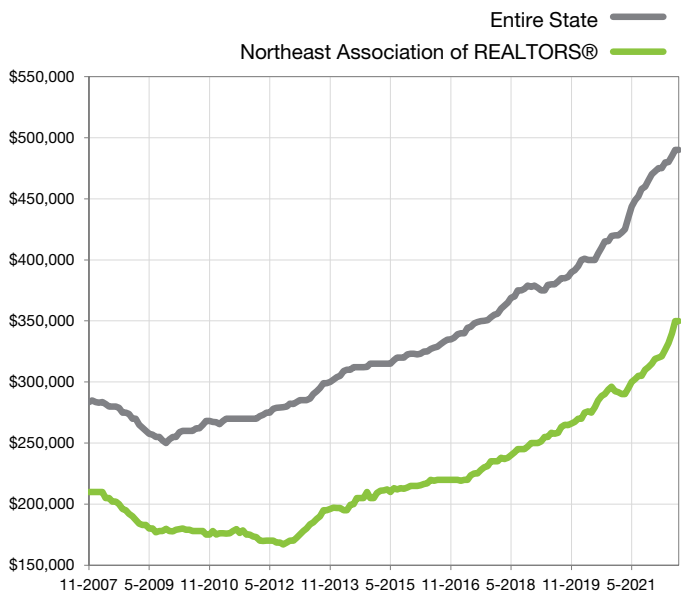
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Central Massachusetts

**- 7.3%**

**+ 12.6%**

**- 12.4%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	560	<b>554</b>	- 1.1%	3,716	<b>3,474</b>	- 6.5%
Closed Sales	659	<b>572</b>	- 13.2%	3,316	<b>3,078</b>	- 7.2%
Median Sales Price*	\$425,000	<b>\$500,000</b>	+ 17.6%	\$400,000	<b>\$450,000</b>	+ 12.5%
Inventory of Homes for Sale	764	<b>635</b>	- 16.9%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 10.6%	--	--	--
Cumulative Days on Market Until Sale	23	<b>24</b>	+ 0.2%	29	<b>27</b>	- 7.3%
Percent of Original List Price Received*	105.1%	<b>104.0%</b>	- 1.1%	103.9%	<b>104.5%</b>	+ 0.6%
New Listings	734	<b>671</b>	- 8.6%	4,387	<b>4,132</b>	- 5.8%

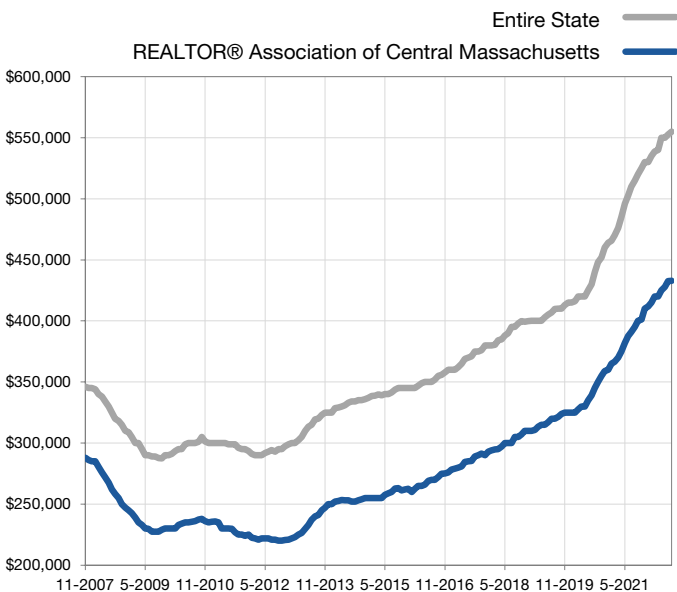
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	133	<b>136</b>	+ 2.3%	1,059	<b>972</b>	- 8.2%
Closed Sales	180	<b>166</b>	- 7.8%	919	<b>882</b>	- 4.0%
Median Sales Price*	\$290,000	<b>\$376,993</b>	+ 30.0%	\$293,682	<b>\$355,000</b>	+ 20.9%
Inventory of Homes for Sale	202	<b>151</b>	- 25.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.1</b>	- 23.0%	--	--	--
Cumulative Days on Market Until Sale	25	<b>24</b>	- 7.2%	30	<b>28</b>	- 7.6%
Percent of Original List Price Received*	104.4%	<b>104.1%</b>	- 0.3%	102.6%	<b>104.5%</b>	+ 1.9%
New Listings	176	<b>147</b>	- 16.5%	1,168	<b>1,122</b>	- 3.9%

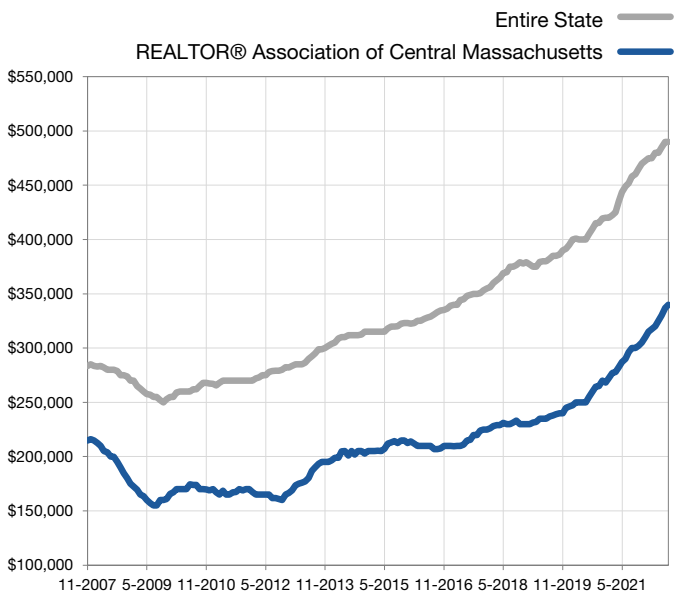
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.



# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## REALTOR® Association of Pioneer Valley

**- 2.0%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 13.0%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**- 15.3%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	526	<b>531</b>	+ 1.0%	3,557	<b>3,243</b>	- 8.8%
Closed Sales	598	<b>502</b>	- 16.1%	3,252	<b>2,992</b>	- 8.0%
Median Sales Price*	\$305,000	<b>\$325,000</b>	+ 6.6%	\$279,000	<b>\$310,000</b>	+ 11.1%
Inventory of Homes for Sale	787	<b>710</b>	- 9.8%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	- 3.5%	--	--	--
Cumulative Days on Market Until Sale	28	<b>25</b>	- 10.3%	38	<b>32</b>	- 16.3%
Percent of Original List Price Received*	104.3%	<b>104.0%</b>	- 0.3%	102.3%	<b>103.4%</b>	+ 1.0%
New Listings	693	<b>661</b>	- 4.6%	4,067	<b>3,897</b>	- 4.2%

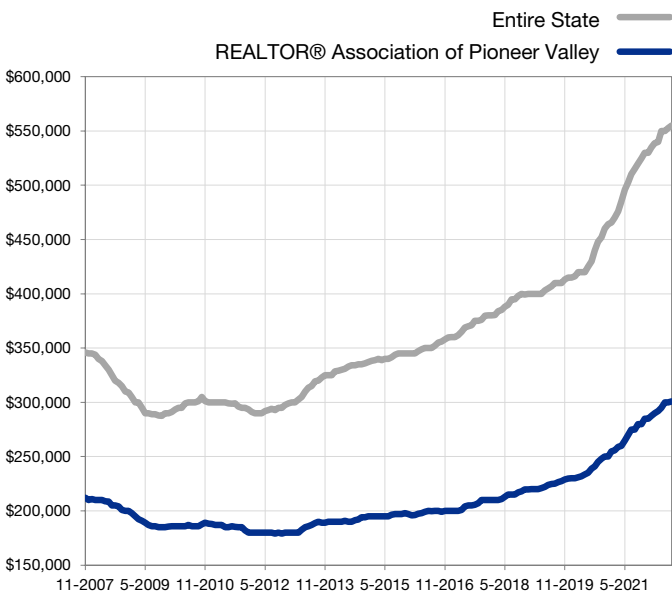
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	88	<b>83</b>	- 5.7%	558	<b>547</b>	- 2.0%
Closed Sales	89	<b>63</b>	- 29.2%	478	<b>516</b>	+ 7.9%
Median Sales Price*	\$217,000	<b>\$225,000</b>	+ 3.7%	\$194,400	<b>\$220,000</b>	+ 13.2%
Inventory of Homes for Sale	104	<b>115</b>	+ 10.6%	--	--	--
Months Supply of Inventory	1.5	<b>1.3</b>	- 7.6%	--	--	--
Cumulative Days on Market Until Sale	39	<b>35</b>	- 9.6%	41	<b>29</b>	- 30.9%
Percent of Original List Price Received*	102.1%	<b>105.2%</b>	+ 3.1%	100.8%	<b>103.8%</b>	+ 3.0%
New Listings	99	<b>89</b>	- 10.1%	611	<b>629</b>	+ 2.9%

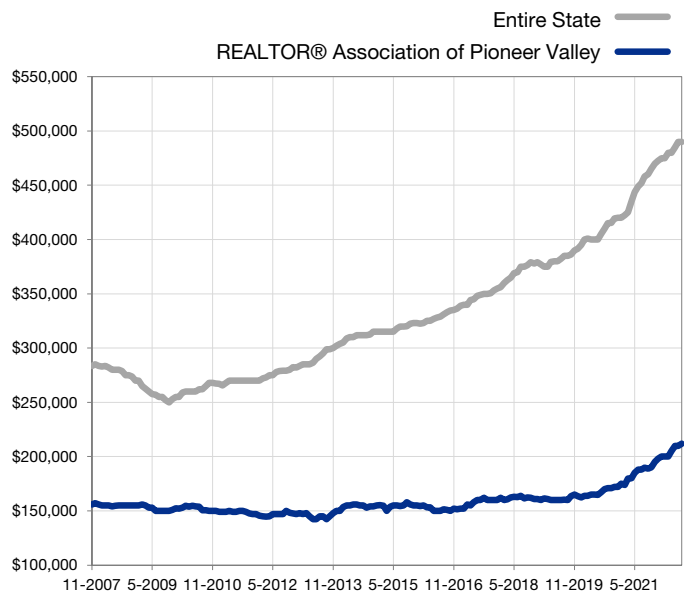
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Realtor® Association of Southeastern Massachusetts

**- 7.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

**+ 12.2%**

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

**+ 4.7%**

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	380	<b>388</b>	+ 2.1%	2,590	<b>2,370</b>	- 8.5%
Closed Sales	443	<b>404</b>	- 8.8%	2,395	<b>2,124</b>	- 11.3%
Median Sales Price*	\$450,000	<b>\$485,000</b>	+ 7.8%	\$422,500	<b>\$465,000</b>	+ 10.1%
Inventory of Homes for Sale	567	<b>491</b>	- 13.4%	--	--	--
Months Supply of Inventory	1.4	<b>1.4</b>	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	22	<b>23</b>	+ 6.0%	32	<b>30</b>	- 7.2%
Percent of Original List Price Received*	104.4%	<b>102.1%</b>	- 2.2%	103.0%	<b>102.9%</b>	- 0.1%
New Listings	524	<b>450</b>	- 14.1%	3,041	<b>2,916</b>	- 4.1%

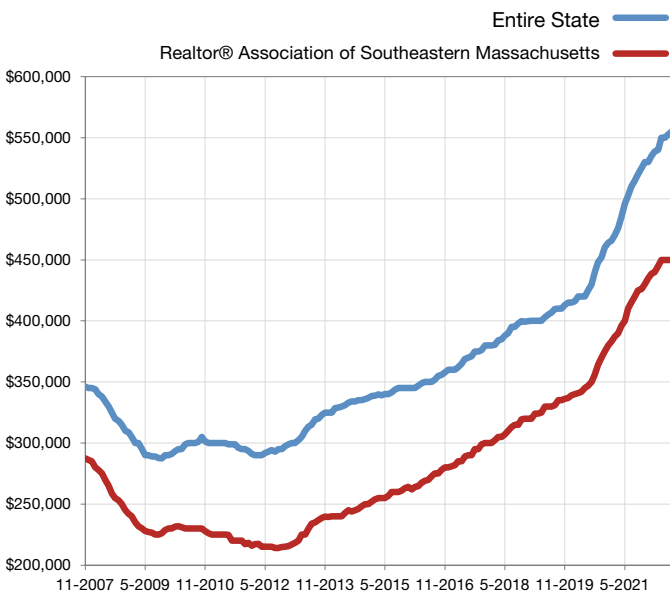
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	54	<b>59</b>	+ 9.3%	481	<b>478</b>	- 0.6%
Closed Sales	77	<b>60</b>	- 22.1%	472	<b>437</b>	- 7.4%
Median Sales Price*	\$295,000	<b>\$323,875</b>	+ 9.8%	\$270,500	<b>\$330,000</b>	+ 22.0%
Inventory of Homes for Sale	98	<b>94</b>	- 4.1%	--	--	--
Months Supply of Inventory	1.3	<b>1.5</b>	+ 8.4%	--	--	--
Cumulative Days on Market Until Sale	21	<b>24</b>	+ 11.8%	31	<b>27</b>	- 14.5%
Percent of Original List Price Received*	102.9%	<b>103.9%</b>	+ 0.9%	101.9%	<b>104.2%</b>	+ 2.2%
New Listings	83	<b>93</b>	+ 12.0%	563	<b>555</b>	- 1.4%

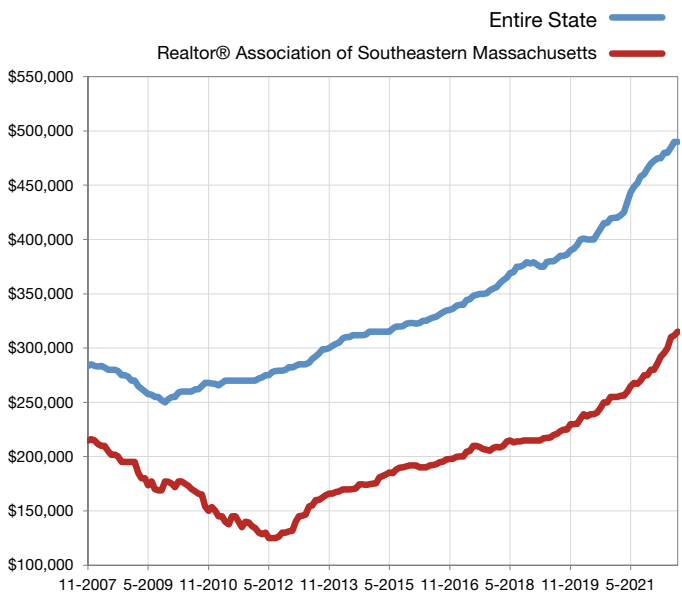
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Shore  REALTORS®

Greater Fall River Region

Resources. Relationships. Results.

## South Shore REALTORS® Greater Fall River Region

**+ 12.3%**

**+ 19.0%**

**- 6.6%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	116	79	- 31.9%	607	502	- 17.3%
Closed Sales	99	71	- 28.3%	557	494	- 11.3%
Median Sales Price*	\$396,000	<b>\$430,000</b>	+ 8.6%	\$372,000	<b>\$424,950</b>	+ 14.2%
Inventory of Homes for Sale	152	<b>138</b>	- 9.2%	--	--	--
Months Supply of Inventory	1.7	<b>1.7</b>	- 0.4%	--	--	--
Cumulative Days on Market Until Sale	22	<b>35</b>	+ 54.6%	32	<b>36</b>	+ 13.6%
Percent of Original List Price Received*	104.1%	<b>98.9%</b>	- 5.0%	102.2%	<b>100.0%</b>	- 2.1%
New Listings	148	<b>95</b>	- 35.8%	717	<b>650</b>	- 9.3%

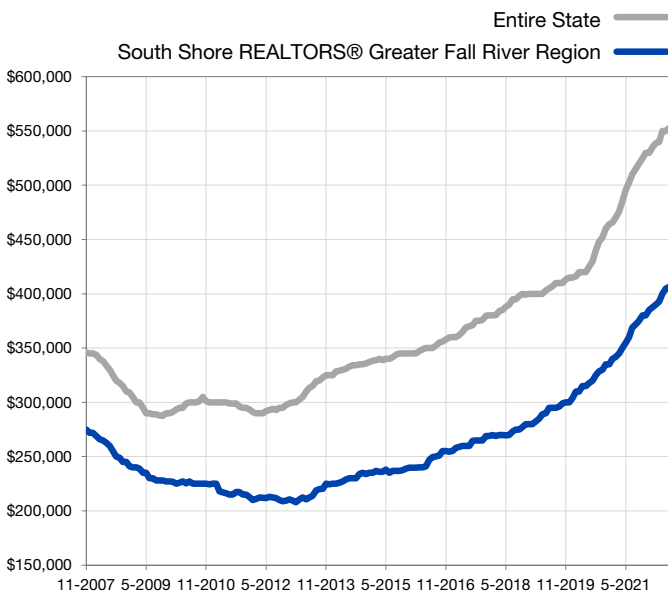
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	7	- 30.0%	77	65	- 15.6%
Closed Sales	17	7	- 58.8%	81	73	- 9.9%
Median Sales Price*	\$269,000	<b>\$219,900</b>	- 18.3%	\$222,000	<b>\$219,900</b>	- 0.9%
Inventory of Homes for Sale	29	<b>18</b>	- 37.9%	--	--	--
Months Supply of Inventory	2.5	<b>1.6</b>	- 33.7%	--	--	--
Cumulative Days on Market Until Sale	32	<b>33</b>	+ 2.0%	33	<b>49</b>	+ 49.8%
Percent of Original List Price Received*	101.7%	<b>96.9%</b>	- 4.7%	99.7%	<b>98.7%</b>	- 1.0%
New Listings	22	<b>11</b>	- 50.0%	95	<b>73</b>	- 23.2%

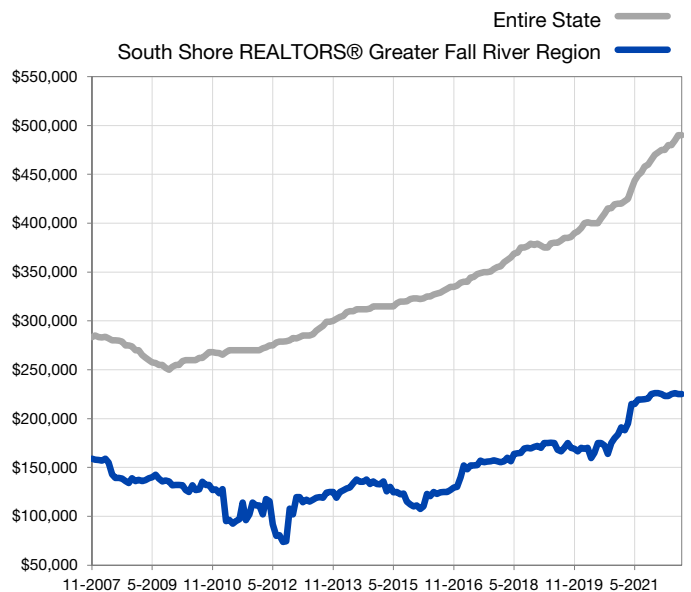
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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# Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Shore REALTORS®

**- 7.6%**

**+ 12.3%**

**- 27.1%**

Year-Over-Year  
Change in  
**Closed Sales**  
All Properties

Year-Over-Year  
Change in  
**Median Sales Price**  
All Properties

Year-Over-Year  
Change in  
**Inventory of Homes**  
All Properties

### Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	436	<b>388</b>	- 11.0%	3,300	<b>2,754</b>	- 16.5%
Closed Sales	546	<b>467</b>	- 14.5%	2,972	<b>2,483</b>	- 16.5%
Median Sales Price*	\$598,944	<b>\$650,000</b>	+ 8.5%	\$570,000	<b>\$632,000</b>	+ 10.9%
Inventory of Homes for Sale	663	<b>574</b>	- 13.4%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 3.9%	--	--	--
Cumulative Days on Market Until Sale	26	<b>22</b>	- 15.4%	31	<b>26</b>	- 16.3%
Percent of Original List Price Received*	105.0%	<b>104.2%</b>	- 0.7%	103.5%	<b>104.3%</b>	+ 0.8%
New Listings	593	<b>533</b>	- 10.1%	3,874	<b>3,429</b>	- 11.5%

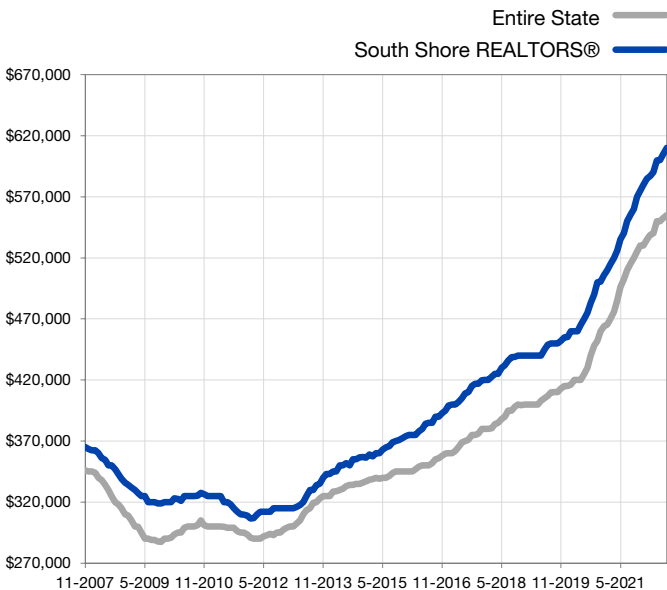
### Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	188	<b>112</b>	- 40.4%	1,258	<b>876</b>	- 30.4%
Closed Sales	199	<b>127</b>	- 36.2%	1,127	<b>857</b>	- 24.0%
Median Sales Price*	\$395,000	<b>\$455,000</b>	+ 15.2%	\$399,900	<b>\$430,000</b>	+ 7.5%
Inventory of Homes for Sale	248	<b>128</b>	- 48.4%	--	--	--
Months Supply of Inventory	1.4	<b>0.9</b>	- 38.3%	--	--	--
Cumulative Days on Market Until Sale	32	<b>26</b>	- 18.7%	43	<b>33</b>	- 24.3%
Percent of Original List Price Received*	101.8%	<b>102.6%</b>	+ 0.8%	100.5%	<b>102.6%</b>	+ 2.0%
New Listings	208	<b>150</b>	- 27.9%	1,504	<b>1,002</b>	- 33.4%

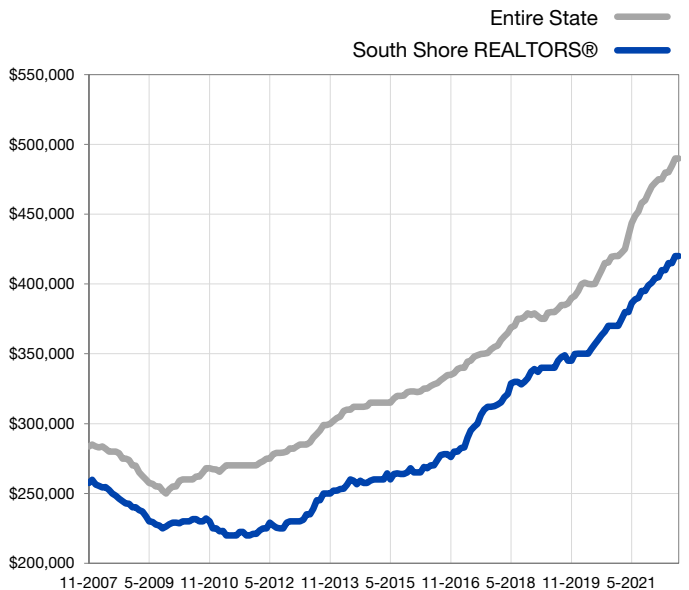
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## Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

### Single-Family Properties



### Condominium Properties



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